

Dawn Collins

Sent: Monday, May 12, 2025 12:05 PM
Subject: Illumination Point

Mark Thompson – conditional use conditions – reference Resolution and minutes

Jared Whiteley – no land use application with plans for change/improvement – note conditional use conditions including paved roadway to property on site

Drainage and stormwater management plan for entire site

As I recall the activity on this site.

- Tucker had an existing Cond Use permit allowing parked trucks on side of main building.
- Thompson (Tanglewood Trailers) had approved conditional use previously and, in 2021, he amended the permit to add repair to his business. Note the 2021 Resolution with condition of site plan within 2 years (expired in 2023) noting multiple emails.
- Ferranti owned 2 lots. He and Thompson would not coordinate for one drainage plan for the site. Note messages with B.Thompson.
- Ferranti sold one lot to Whiteley (Greater Grounds) and Jared modified the lot to accommodate outdoor storage of landscape yard/material. He was contacted to complete a land use application as well as a conditional use permit application for the outdoor landscape material. Note emails.
- Chavez identified several changes to the property without review or permit pursuant to MS4 code.
- CDOT reached out inquiring about the activity and updating the access permit for Hwy 105.
- 2024 - Ferranti sold his second lot to Whiteley. Again, activity took place without review of a plan.
- With sale of second property, Mr. Bruce Thompson once again reviewed a drainage plan for the entire site early 2025.

Water Quality also needs to be addressed for all disturbed areas not treated by the existing detention basin on Parcel 7110016002, which is owned by Tucker Enterprises. The parcels that need to be evaluated are 7109001011, 7109001012, and 7109001013. It should be treated as one site to tie all the drainage into the existing basin and adequately upsize it, and build it according to current standards. At a minimum, a Grading and Erosion Control Plan, a Drainage Report, and a Long-Term Operation, Maintenance and Access Agreement will be required for MS4 compliance.

The grading plan and drainage report documents must be developed, signed, and stamped by a Registered Professional Engineer.

If there is more than one acre of disturbance, then a Stormwater Management Plan will also be required.